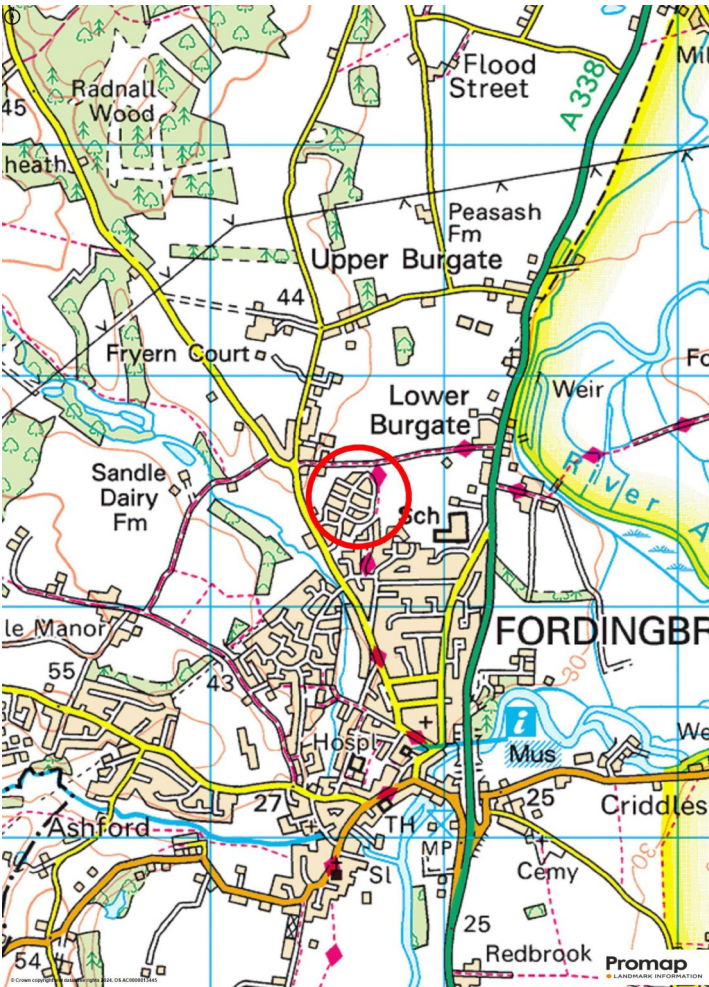


171 Augustus Avenue, Fordingbridge, Hampshire SP6 1FN



A beautifully presented detached home, built in 2020, ideally situated in a popular and convenient location close to schools and local amenities.

Hall, cloakroom/WC, kitchen/dining room, conservatory, study, utility room, principal bedroom with dressing room and en-suite shower room/WC, guest bedroom with en-suite shower room/WC, 2 further bedrooms and family bathroom/WC. Private enclosed garden. Parking and garage. Gas fired central heating. Upvc double glazing. PV panels. EPC band B.

Price: £599,950 Freehold

Viewing: Strictly by prior appointment through above sole agents.

8-10 Bridge Street Fordingbridge Hampshire SP6 1AH
Tel: 01425 655333 E-Mail: post@adriandowding.co.uk www.adriandowding.co.uk

Adrian Dowding Estate Agents have prepared these particulars in good faith to give an overview of the property and they do not form part of an offer or contract. The text, photographs and measurements given are for guidance only and it should not be assumed that any furnishing or fittings photographed are included in the sale. Adrian Dowding Estate Agents have not tested any services, appliances or equipment and no assumption should be made that the property has all necessary planning, building regulations or other consents

Outgoings: Council tax band: F Amount payable 2025/26: £3355.26

Services: Mains water, electricity, gas and drainage.

Location: The property is located in a popular residential area and in easy reach of local schools, amenities and countryside walks.

To locate: From our office in Bridge Street turn right at the mini roundabout, after a short distance turn left into Green Lane (Just past the Post Office) continue on Green Lane which turns into Whitsbury Road, after approximately 0.5 miles turn right into Augustus Avenue.

Fordingbridge provides a good selection of day-to-day facilities including a variety of independent shops and eateries, a building society, public library and churches of various denominations. The medical complex and Avonway community centre are located close to the central car park with Infant & Junior schools and the Burgate Secondary School & Sixth Form located a short walk from the property. The town is within easy reach of the New Forest National Park and a number of important centres with Salisbury 11 miles to the north (where there is a mainline rail station for London Waterloo), Bournemouth and Southampton are some 17 and 20 miles respectively and Jct 1 of the M27 can be reached at Cadnam, about 10 miles via the B3078.

The property comprises a detached family home with spacious and well arranged accommodation that has been improved by the current owners including the addition of built-in wardrobes in the bedrooms, a conservatory and PV panels. The well-arranged accommodation is as follows:

Composite door to:

Hall: Radiator. Tiled floor. Cloaks cupboard. Stairs to first floor.

Study: Box bay window. Under stairs cupboard. Radiator.

Cloakroom: WC. Vanity washbasin. Radiator.

Kitchen/dining room: Fitted with a range of base cupboards, drawers and wall units with laminate work surfaces and a stainless steel sink. Integrated appliances include double electric oven, fridge, freezer and a dishwasher. 5 burner gas hob with extractor over. 2 radiators. Door from dining area to:

Conservatory: Upvc and glazed construction with a tiled floor. French doors and separate single door to garden.

Sitting room: Radiator. French doors to conservatory.

Utility room: Base cupboards with laminate work surface and stainless steel sink. Space for washing machine and dryer. Gas fired boiler. Door to garage.

Stairs from hall to first floor landing: Access to loft space. Linen cupboard with unvented hot water cylinder.

Bedroom 1: Built-in wardrobes. Radiator. Door to: **Dressing room** with built-in wardrobes.

En-suite shower room: Shower enclosure with mains shower. Vanity washbasin. WC. Heated towel rail.

Bedroom 2: Built-in wardrobes. Radiator.

En-suite shower room: Shower enclosure with mains shower fitted. Washbasin. WC. Heated towel rail.

Bedroom 3: Built-in wardrobes. Radiator.

Bedroom 4: Built-in wardrobes and shelved cupboard.

Family bathroom: Panelled bath with glazed shower screen. Vanity washbasin. WC. Heated towel rail.

Outside:

The front garden is laid to lawn with border planting, a blocked paved driveway provides parking for 2 cars and leads to the single garage. The rear garden which adjoins allotments, provides a good degree of privacy and is laid to lawn with access to both sides of the property.

